



1613 14 Avenue Calgary Alberta

\$865,000

Welcome to this timeless heritage gem and a rare opportunity to live in this incredible location! Nestled in the vibrant and historic Sunalta neighbourhood, this beautifully restored 113 year old character home blends timeless charm with modern updates and convenience. Set on a picturesque tree-lined avenue, it features a beautifully landscaped, low-maintenance front yard--designed for effortless beauty, with perennials that will bloom beautifully in the summer. The private, fully fenced backyard offers a peaceful retreat, complete with a spacious 20'x20' deck, storage shed, and a single detached garage that doubles as a workshop or creative space/art studio. Step inside and discover a thoughtfully designed open concept main floor with stunning hardwood throughout. The spacious living and dining area featuring the beautifully exposed brick chimney and a cozy fireplace adding warmth and character, making it the perfect space to unwind. The kitchen is a chef's dream, featuring stainless steel appliances, granite counter-tops, two built-in ovens, a glass cook top, and custom cabinetry. A convenient two-piece powder room completes the main level. Upstairs, you are welcomed to the master retreat with a lofted sleeping area, dressing area, private balcony, and a luxurious fully renovated 5-piece ensuite with a soaker tub. The 2nd bedroom is spacious and has a newer balcony to soak in the south sun. The 3rd bedroom is perfect for your child's room or a great space for an in-home office and they share a renovated 3-piece bathroom with another steam shower. With significant upgrades including air conditioning, newer plumbing, electrical, insulation, windows, light fixtures, furnace (2021), and hot water tank (2018), this home seamlessly combines historic character with modern peace of mind. Living here means embracing an unbeatable walkable lifestyle. Stroll under mature...

Recreational, Games room 9.08 Ft x 32.67 Ft

Storage 9.58 Ft x 33.83 Ft

Dining room 18.58 Ft x 13.67 Ft

Kitchen 14.92 Ft x 11.75 Ft

Living room 15.75 Ft x 16.83 Ft

2pc Bathroom 2.50 Ft x 7.17 Ft

3pc Bathroom 4.25 Ft x 9.75 Ft

5pc Bathroom 10.75 Ft x 10.92 Ft

Bedroom 10.75 Ft x 7.83 Ft

Bedroom 14.33 Ft x 9.25 Ft

Primary Bedroom 7.25 Ft x 20.33 Ft

Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca